

BOARD OF APPEAL REFERRALS

March 16, 1983

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- \*9. Z-6083 Texaco U.S.A.  
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\*Not included in advance distribution

## MEMORANDUM

March 16, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert J. Ryan, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 4/5/83

Z-6049  
Donald P. Brickley  
41-43 Port Norfolk Street, Dorchester  
near Ericsson Street

2½-story structure

|              |                       |                       |                    |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____        | general business_____ | industrial_____    |
|              | residential R-.5_____ | local business_____   | waterfront_____    |
|              | single family_____    |                       | manufacturing_____ |

Purpose: change occupancy from four to five apartments.

## Violation(s):

Multifamily dwelling is forbidden use.

Open space is insufficient.

Additional unit inappropriate - four-unit occupancy more compatible with residential neighborhood. Abutters have expressed opposition. Recommend denial.

VOTED: In reference to petition Z-6049, Donald P. Brickley, 41-43 Port Norfolk Street, Dorchester, for a forbidden use and a variance for change of occupancy from four to five apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Additional unit is inappropriate. Four-unit occupancy is more compatible with residential neighborhood.







## Board of Appeal Referrals 3/16/83

Hearing: 4/5/83

Z-6051

Anthony Forte

111 Webster Street, East Boston  
near Cottage Street

One-story structure

|              |                  |                  |               |
|--------------|------------------|------------------|---------------|
| District(s): | apartment H-1-40 | general business | industrial    |
|              | residential      | local business   | waterfront    |
|              | single family    |                  | manufacturing |

Purpose: change occupancy from four-car business garage to auto repair shop and taxi company office.

## Violation(s):

Change in nonconforming use.

Existing taxi office—repair shop use is inappropriate in this predominantly residential neighborhood and could present unwanted traffic problems. Jeffries Point Harborside Neighborhood Association is strongly opposed.  
Recommend denial.

VOTED: In reference to petition Z-6051, Anthony Forte, 111 Webster Street, East Boston, for a change in nonconforming use for change of occupancy from four-car business garage to auto repair shop and taxi company office in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends denial. Existing taxi company office—auto repair shop use is inappropriate in this predominantly residential neighborhood and could present unwanted traffic problems. Jeffries Point Harborside Neighborhood Association is opposed.







## Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6060

Maria Santos

188 Maverick Street, East Boston  
near Orleans Street

Three-story structure

|              |                    |                        |                    |
|--------------|--------------------|------------------------|--------------------|
| District(s): | apartment_____     | general business_____  | industrial_____    |
|              | residential_____   | local business_____L-1 | waterfront_____    |
|              | single family_____ |                        | manufacturing_____ |

Purpose: increase space of first-floor apartment unit.

## Violation(s):

In variance with former decision of Board of Appeal.

Floor area ratio is excessive.

Basement space would be combined with first-floor unit of three-family dwelling. Recommend approval with provisos.

VOTED: In reference to petition Z-6060, Maria Santos, 188 Maverick Street, East Boston, for two variances to increase area of apartment unit in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that three-family occupancy not be increased; that downspouts be directed away from abutting properties; that alterations not affect abutting properties in any way.





Z-6060  
188 MAVERICK ST.  
(E.B.)



4

Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6061-6062

Helen Walker

43-45 Forest Hills Street, Jamaica Plain  
near Peter Parley Road

Three-story duplex structure

|              |                       |                          |                    |
|--------------|-----------------------|--------------------------|--------------------|
| District(s): | apartment_____        | general business_____    | industrial_____    |
|              | residential R-.8_____ | local business L-.5_____ | waterfront_____    |
|              | single family_____    |                          | manufacturing_____ |

Purpose: subdivide.

Violation(s):

Lot area, lot width, lot frontage, and side yard are insufficient.

Floor area ratio is excessive.

Subdivision will allow sale of one-half of existing duplex dwelling.  
Both buildings will be owner-occupied, mitigating abutters' concerns.  
Recommend approval.

VOTED: In reference to petitions Z-6061-6062, Helen Walker, 43-45 Forest Hills Street, Jamaica Plain, for nine variances to subdivide duplex structure in residential (R-.8) and local business (L-.5) districts, the Boston Redevelopment Authority recommends approval. Subdivision will allow sale of one-half of existing duplex dwelling. Both buildings will be owner-occupied, mitigating abutters concerns.





Z-6061-62

43-45 FOREST HILLS ST.  
(J.P.)



Board of Appeal Referrals 3/16/83

Hearing: 4/5/83

Z-6063

Nargius and Krekor Kanian

125-127 N Street and 715 East Fifth Street,  
South Boston

Three-story structure

District(s): apartment H-1-50      general business \_\_\_\_\_      industrial \_\_\_\_\_  
                 residential \_\_\_\_\_      local business \_\_\_\_\_      waterfront \_\_\_\_\_  
                 single family \_\_\_\_\_      manufacturing \_\_\_\_\_

Purpose: change occupancy from two-family dwelling and retail stores to  
three-family dwelling.

Violation(s):

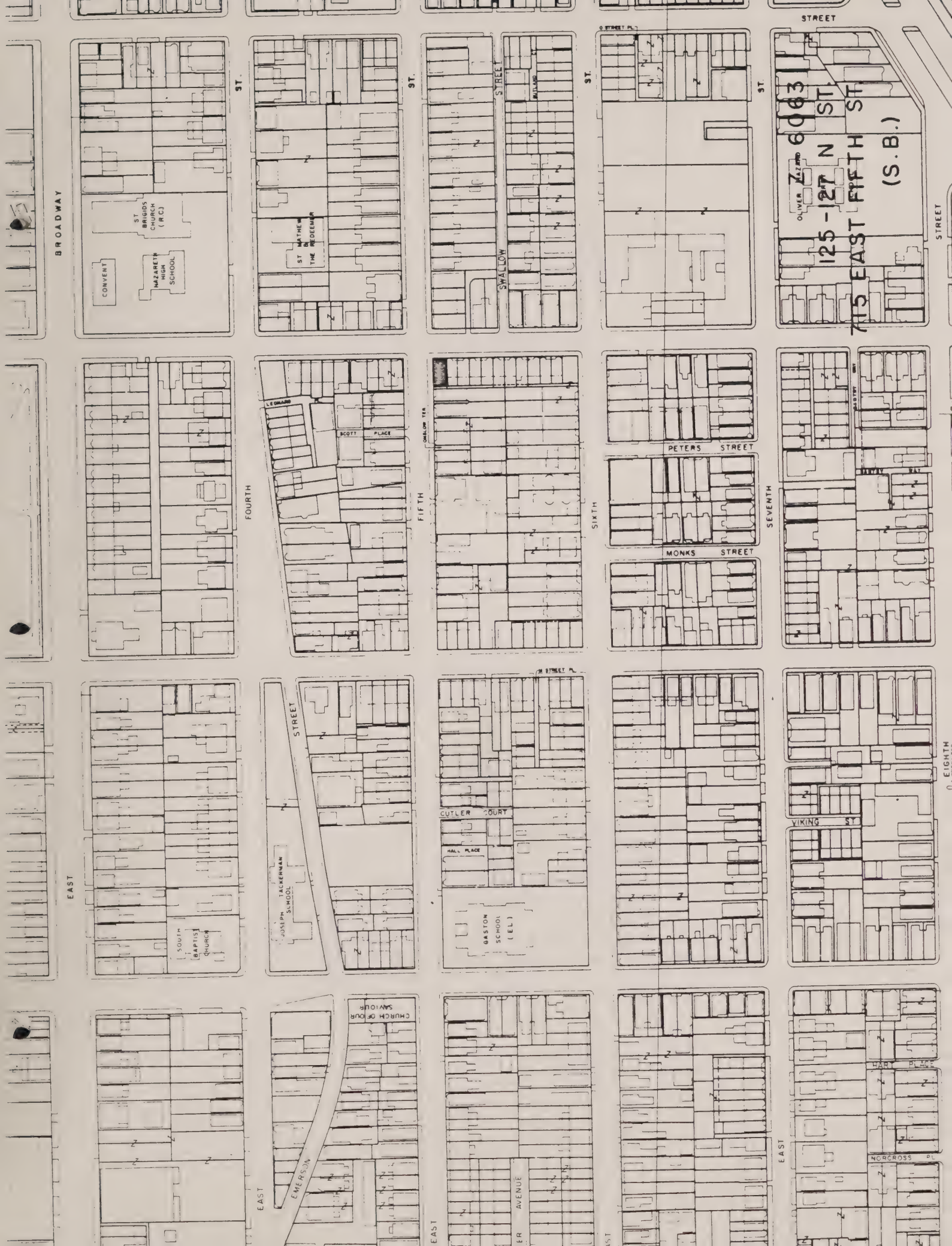
Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

Residential conversion of former store is appropriate and consistent with  
neighborhood properties. Recommend approval.

VOTED: In reference to petition Z-6063, Nargius and Krekor  
Kanian, 125-127 N and 715 East Fifth Streets, South  
Boston, for a forbidden use and two variances for  
change of occupancy from two-family dwelling and  
retail stores to three-family dwelling in an apart-  
ment (H-1-50) district, the Boston Redevelopment  
Authority recommends approval. Residential conver-  
sion of former store is appropriate and consistent  
with neighborhood properties.





BROADWAY

ST.

ST.

ST.

ST.

STREET

STREET

CONVENT  
ST BRIGIDS  
CHURCH  
(R.C.)  
MAZAREH  
HIGH  
SCHOOL

ST MATHEW  
THE REDEEMER

SWALLOW  
STREET

STREET PL.

OLIVER  
ZAZARD  
6083

125-127 N ST.

715 EAST FIFTH ST.

(S.B.)

FOURTH

FIFTH

SIXTH

SEVENTH

EIGHTH

EAST

SOUTH  
BAPTIST  
CHURCH

STREET

JOSEPH  
TACKERMAN  
SCHOOL

CUTLER COURT

HALL PLACE

BASTON  
SCHOOL  
(E.L.)

PETERS STREET

MONKS STREET

VIKING ST.

EAST

EAST

EAST

EAST

NORCROSS

HART PLACE

ST.

ST.



## Board of Appeal Referrals 3/16/83

Hearing: 4/5/83

Z-6069

Kenneth Yee

81-83 Harrison Avenue, Boston  
near Knapp Street

Four-story structure

|              |                    |                       |                        |
|--------------|--------------------|-----------------------|------------------------|
| District(s): | apartment_____     | general business_____ | industrial_____        |
|              | residential_____   | local business_____   | waterfront_____        |
|              | single family_____ |                       | manufacturing M-8_____ |

Purpose: erect one-story four-car private garage addition to two-unit apartment-office-store structure.

## Violation(s):

Extension of nonconforming use.

Rear yard is insufficient.

Garage would be erected in rear of attorney-CPA office-residence and will tend to alleviate on-street parking congestion. Recommend approval with proviso.

VOTED: In reference to petition Z-6069, Kenneth Yee, 81-83 Harrison Avenue, Boston, for extension of nonconforming use and variance to erect a one-story four-car private garage addition to two-unit apartment-office-store structure in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





BOSTON

COMMON

CENTRAL  
BURIAL  
GROUND

81-83 HARRISON AVE.  
(B.P.)

Z-6069

BOYLSTON

CARVER

PLACE

BOYLSTON PL

VAN RENSSELAER PL

LA GRANGE

PARKING  
AREA

STREET

STREET

BOYLSTON  
SQ

STREET

BEACH

AVENUE

ESSEX

PHILLIPS  
SQ

HARRISON

HAYWARD

PARKING  
AREA

PL

CHAUNCEY

ROWE

EXETER  
PL

AVENUE  
EXT

STREET

EDINBORO

STREET

EXP  
EXIT

TREMONT

HOLLIS

DILLAWAY

STREET

STREET

WASHINGTON

HARVARD

HARRISON

PARKING  
AREA

STREET

STREET

STREET

KNEELAND

EXP  
EXIT



Board of Appeal Referrals 3/16/83

Hearing: 4/5/83

Z-6071  
Fort Hill Sq. Land Trust  
Fitz-Inn Auto Parks, Inc.  
155-163 High Street, Boston  
at Oliver Street

6,786 square feet of land

|              |                    |                            |                    |
|--------------|--------------------|----------------------------|--------------------|
| District(s): | apartment_____     | general business B-10_____ | industrial_____    |
|              | residential_____   | local business_____        | waterfront_____    |
|              | single family_____ |                            | manufacturing_____ |

Purpose: parking of 26 cars for fee.

Violation(s):

Parking lot is conditional use.

Petitioner has received approval from the Air Pollution Control Commission for the additional spaces. Recommend approval with proviso.

VOTED: In reference to petition Z-6071, Fort Hill Sq. Land Trust, 155-163 High Street, Boston, for a conditional use to park 26 cars for fee in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the proviso that the use terminate at the end of one year.



Z-6071  
155-163 HIGH ST.  
(B.P.)



Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6074

Shawmut National Bank  
56 Forsyth Street, Boston  
near Huntington Avenue

University complex

District(s): apartment H-3      general business \_\_\_\_\_      industrial \_\_\_\_\_  
                 residential \_\_\_\_\_      local business \_\_\_\_\_      waterfront \_\_\_\_\_  
                 single family \_\_\_\_\_      manufacturing \_\_\_\_\_

Purpose: erect one-story automatic bank.

Violation(s):

Accessory facility is conditional use.

Area of signs is excessive.

Proposal provides a limited service facility, deposits and withdrawals, for Northeastern University students, faculty, and visitors. Facility is located on campus near Cabot Physical Education Center on Huntington Avenue. Recommend approval with proviso.

VOTED: In reference to petition Z-6074, Shawmut National Bank, 56 Forsyth Street, Boston, for two conditional uses to erect a one-story automatic bank in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.





Z-6074  
56 FORSYTH ST.  
(B.P.)



Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6083

Texaco U.S.A.

330-332 Chestnut Hill Avenue, Brighton  
at Englewood Avenue

Gas service station

|              |                                 |                                    |                                 |
|--------------|---------------------------------|------------------------------------|---------------------------------|
| District(s): | apartment <u>H-2</u>            | general business <u>          </u> | industrial <u>          </u>    |
|              | residential <u>          </u>   | local business <u>          </u>   | waterfront <u>          </u>    |
|              | single family <u>          </u> |                                    | manufacturing <u>          </u> |

Purpose: demolish existing structures; erect self-service gas-car wash facility and convenience store.

Violation(s):

Convenience store is forbidden use.

Car wash and gas service center are forbidden uses.

Sign not allowed in front yard of corner lot.

There is considerable community opposition based on a number of concerns. Appellant should meet with community to resolve concerns indicated in proposed vote. Recommend denial without prejudice.

VOTED: In reference to petition Z-6083, Texaco U.S.A., 330-332 Chestnut Hill Avenue, Brighton, for two forbidden uses and a conditional use to erect a self-service gas-car wash facility and convenience store in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with community to resolve concerns: danger of gasoline seepage into nearby reservoir; increased congestion in already congested area; parking; noise from 24-hour car wash; ingress-egress; safety; supervision of facility.



Z - 6083  
330-332 CHESTNUT HILL AVE.  
(BRI.)





Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6087

Brantam Corporation - Branka Milosevic  
61 Revere Street, Boston  
at Grove Street

Five-story structure

|              |                                 |                                    |                                 |
|--------------|---------------------------------|------------------------------------|---------------------------------|
| District(s): | apartment <u>H-2-65</u>         | general business <u>          </u> | industrial <u>          </u>    |
|              | residential <u>          </u>   | local business <u>          </u>   | waterfront <u>          </u>    |
|              | single family <u>          </u> |                                    | manufacturing <u>          </u> |

Purpose: change occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Minimal increase in floor area ratio (.3). Occupancy consistent with residential neighborhood. Beacon Hill Civic Association has no opposition.  
Recommend approval.

VOTED: In reference to petition Z-6087, Brantam Corporation, 61 Revere Street, Boston, for a forbidden use and two variances for change of occupancy from four to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Increase in floor area ratio minimal (.3). Use is consistent with residential neighborhood. Beacon Hill Civic Association has no opposition.





Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6090

David E. Krock  
77-79 Gordon Street, Brighton  
at Colon Street

Three-story structure

District(s): apartment H-1 general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: change occupancy from 18 apartments to 18 apartments and  
telephone answering service.

Violation(s):

Telephone answering service is forbidden use.

Floor area ratio is excessive.

Existing use, located in small street-level office. No response from  
abutters. Recommend approval.

VOTED: In reference to petition Z-6090, David E. Krock,  
77-79 Gordon Street, Brighton, for a forbidden  
use and a variance for change of occupancy from  
18 apartments to 18 apartments and telephone  
answering service in an apartment (H-1) district,  
the Boston Redevelopment Authority recommends  
approval. Existing use, located in small street-  
level office.





Board of Appeal Referrals 3/16/83

Hearing: 4/5/83

Z-6096

Trinity Lutheran Church  
1195 Centre Street, Roslindale  
near VFW Parkway

Church

|              |                           |                       |                    |
|--------------|---------------------------|-----------------------|--------------------|
| District(s): | apartment_____            | general business_____ | industrial_____    |
|              | residential_____          | local business_____   | waterfront_____    |
|              | single family <u>S-.3</u> |                       | manufacturing_____ |

Purpose: change occupancy from church to church and day care center.

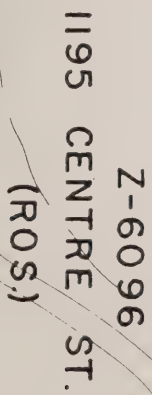
Violation(s):

Day care center is conditional use.

Parish hall would accommodate 80 children. Use is compatible with adjacent nursing home and convalescent facilities. There are no other residential abutters. Recommend approval.

VOTED: In reference to petition Z-6096, Trinity Lutheran Church, 1195 Centre Street, Roslindale, for a conditional use for change of occupancy from church to church and day care center in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. Use is compatible with adjacent nursing home and convalescent facilities.





1195 CENTRE ST.

(ROS)

ARNOLD

ARNOLD

## Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6107

Irene E. and John E. Roche  
158 Walnut Street, Dorchester  
near Water Street

2½-story structure

|              |                         |                       |                    |
|--------------|-------------------------|-----------------------|--------------------|
| District(s): | apartment_____          | general business_____ | industrial_____    |
|              | residential <u>R-.5</u> | local business_____   | waterfront_____    |
|              | single family_____      |                       | manufacturing_____ |

Purpose: legalize occupancy - three-family dwelling.

## Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, lot width, lot frontage, and side yard are insufficient.

Number of stories excessive.

Use, existing for many years, is compatible with residential area.  
Community supports its legalization as a three-family dwelling.  
Recommend approval.

VOTED: In reference to petition Z-6107, Irene E. and John E. Roche, 158 Walnut Street, Dorchester, for a forbidden use and five variances to legalize occupancy for three apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Use, existing for many years, is compatible with residential neighborhood.



Z-6107  
158 WALNUT ST.  
(DOR.)



Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6109

Eugene Rossman, Trustee, Regal Realty Trust  
249-259 A Street, South Boston  
at Binford Street

Six-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
                  residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
                  single family \_\_\_\_\_ manufacturing M-4 \_\_\_\_\_

Purpose: change occupancy from manufacturing to 34 artists' work-residence studios and offices.

Violation(s):

Multifamily dwelling is conditional use.

Off-street parking is insufficient.

Proposed occupancy of vacant building is consistent with City-Authority planning objectives to provide low cost artists' work-residential space. Similar facility exists in same block. Recommend approval with proviso.

VOTED: In reference to petition Z-6109, Eugene Rossman, Trustee, Regal Realty Trust, 249-259 A Street, South Boston, for a conditional use and a variance for change of occupancy from manufacturing to 34 artists' work-residential studios and offices in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that occupancy comply with health and safety requirements for residential use; that no more than 25% of space in rental units be used for residential purposes; that plans be submitted to the Authority for design review.





FORT

POINT

CHANNEL

GRANITE

BULKHEAD

PARKING  
AREA

STREET

MT WASHINGTON

AVENUE

BINFORD

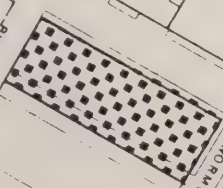
NECCO  
PARKING  
AREA

STREET

PARKING

STREET

BINFORD



WORKWOOD

STREET

COUNT

STACK

STREET

TURN TABLE

NEW YORK NEW HAVEN

MASTFORD

Z-6109

249-259 A STREET  
(S.B.)

Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6110

Society of Jesus of New England  
418 Beacon Street, Boston  
near Hereford Street

Four-story structure

District(s): apartment H-3-65      general business \_\_\_\_\_      industrial \_\_\_\_\_  
                 residential \_\_\_\_\_      local business \_\_\_\_\_      waterfront \_\_\_\_\_  
                 single family \_\_\_\_\_      manufacturing \_\_\_\_\_

Purpose: change occupancy from lodging house to dormitory for 35 students.

Violation(s):

Accessory dormitory is conditional use.

Rear yard is insufficient.

Appellant proposes to sell structure presently occupied as a residence for 30-35 priests to New England College of Optometry for use as a dormitory for 35 students and future conversion to classroom, academic office, and/or research-teaching laboratory college facility.

Proposal for dormitory use and future classroom conversion is inconsistent with residential character of Back Bay neighborhood. The Licensing and Zoning Committee of the Neighborhood Association of the Back Bay has expressed opposition. Recommend denial.

VOTED: In reference to petition Z-6110, Society of Jesus of New England, 418 Beacon Street, Boston, for a conditional use and a variance for change of occupancy from lodging house to dormitory in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposal for dormitory use of the structure and future classroom conversion is inconsistent with residential character of Back Bay neighborhood. The Licensing and Zoning Committee of the Neighborhood Association of the Back Bay has expressed opposition.





LAGOON

STORROW

PIER

DOCK

PIER

STREET

FAIRFIELD

STREET

MEMORIAL

GLOUCESTER

STREET

HEREFORD

BACK

CHURCH

BEACON

MASSACHUSETTS

Z-610

418 BEACON ST.

(B.P.)

MARLBOROUGH

AVENUE

COMMONWEALTH

STREET

COMMONWEALTH

STREET

STREET

STREETS

## Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6113

Joseph H. and Alexandra Maalouf  
682A-682 Tremont Street, Boston  
near West Newton Street

Four-story structure

|              |                                 |                                    |                                 |
|--------------|---------------------------------|------------------------------------|---------------------------------|
| District(s): | apartment <u>H-2</u>            | general business <u>          </u> | industrial <u>          </u>    |
|              | residential <u>          </u>   | local business <u>          </u>   | waterfront <u>          </u>    |
|              | single family <u>          </u> |                                    | manufacturing <u>          </u> |

Purpose: extend grocery store use.

## Violation(s):

Store is forbidden use.

In 1981 Authority recommended approval of store; Board of Appeal concurred with proviso terminating use March 31, 1983. Facility has served a neighborhood need without apparent complaint or opposition. Recommend approval.

VOTED: In reference to petition Z-6113, Joseph H. and Alexandra Maalouf, 682A-682 Tremont Street, Boston, for a forbidden use to extend grocery store use in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Grocery facility has served a neighborhood need without apparent complaint or opposition.





Z-6113

682A-682 TREMONT ST  
(B.P.)

BLACKSTONE

STREET

HAVEN

PLACE

PARKING  
AREA

TREMONT

MASSACHUSETTS

SPRINGFIELD

WEST

WORCESTER

COLUMBUS

PARK

CLAREMONT

CLAREMONT

GREENWICH

SQUARE

PARK

CONCORD

CONCORD

SQUARE

CONCORD

RUTLAND

SQUARE

WEST NEWTON

PEMBROKE

WEST

BROOKLINE

CANTON

MONTGOMERY  
PARK

STREET

STREET

WEST

PARK

EDMUNDS

FRANKLIN

STREET

PLAYGROUND

82V-1  
1787

HAVEN

RUTLAND

CONCORD

NEWLAND

WEST

AVENUE

WALL

ND



## Board of Appeal Referrals 3/16/83

Hearing: 3/29/83

Z-6122

Stuart Street Associates - Peter Barber  
372-378 Stuart Street, Boston  
near Berkeley Street

Nine-story structure

|              |                    |                           |                    |
|--------------|--------------------|---------------------------|--------------------|
| District(s): | apartment_____     | general business B-8_____ | industrial_____    |
|              | residential_____   | local business_____       | waterfront_____    |
|              | single family_____ |                           | manufacturing_____ |

Purpose: change occupancy from offices to offices and school.

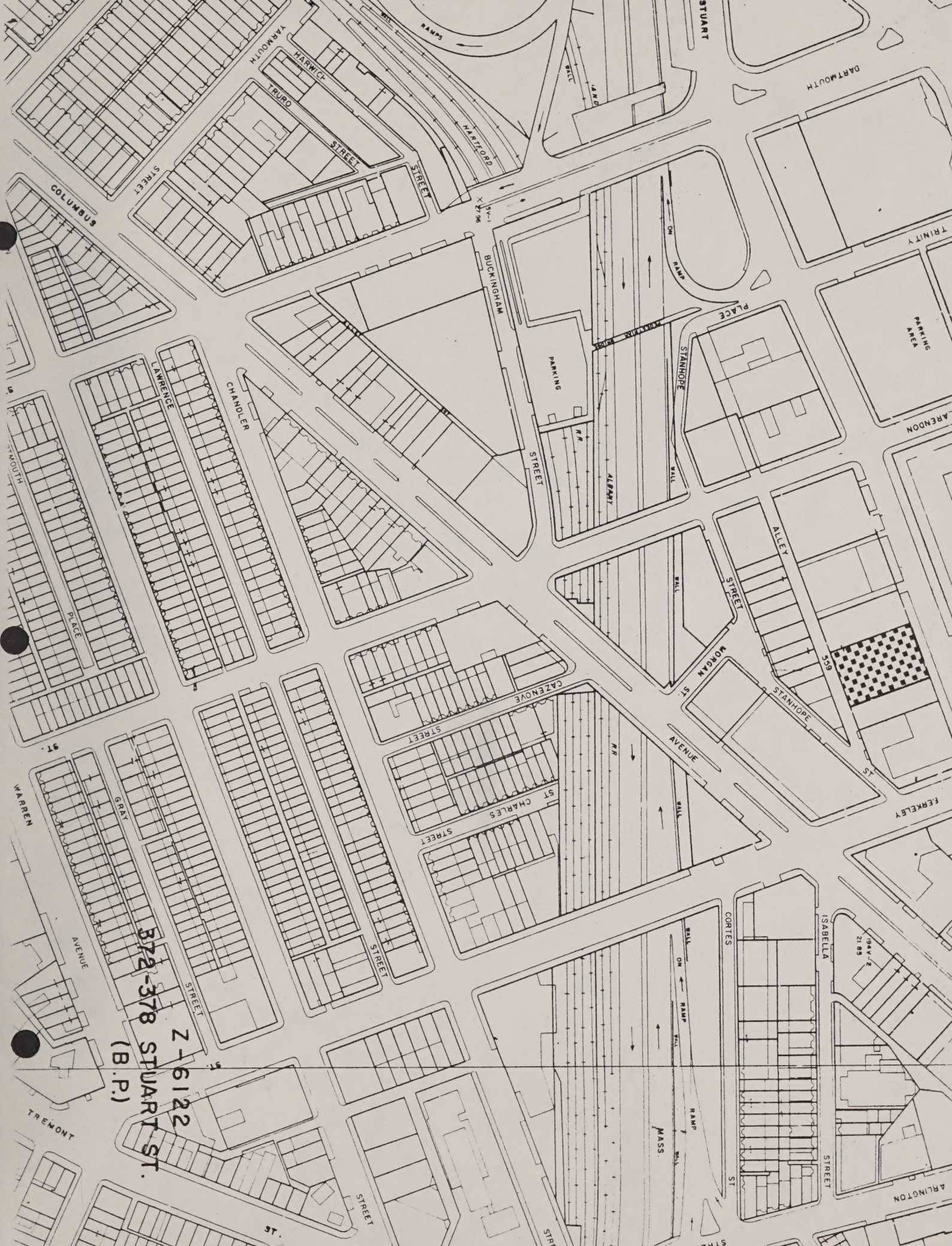
## Violation(s):

College or university is conditional use.

Burdett School will be relocating from Prudential Tower. Petitioner will lease approximately 22,300 square feet of space to Burdett School for twelve classrooms and administrative facilities. Location and design have been approved by the State Department of Education, Office of Private Schools, Bureau of Post-Secondary Education. Use is compatible with surrounding business community. Recommend approval with proviso.

VOTED: In reference to petition Z-6122, Stuart Street Associates, 372-378 Stuart Street, Boston, for a conditional use for change of occupancy from offices to offices and school in a general business (B-8) district, the Boston Redevelopment Authority recommends approval provided that plans are submitted to the Authority for design review. School use is compatible with surrounding business community. Location and design have been approved by State Department of Education, Office of Private Schools, Bureau of Post-Secondary Education.





372-378 STUART ST.  
(B.P.)

Z-6122



